

4. Lessee is hereby granted the right at any time and from time to time to unitize the leased premises or any portion or portions thereof, as to all strata or any stratum or strata, with any other lands as to all strata or any stratum or strata, for the production primarily of oil or primarily of gas with or without distillate. However, no unit for the production primarily of oil shall embrace more than 160 acres, or for the production primarily of gas with or without distillate more than 640 acres; provided that if any governmental regulation shall permit or prescribe a spacing pattern for the development of the field or allocate a producing allowable based on acreage per well, then any such unit may embrace as much additional acreage as may be so permitted or prescribed or as may be used in such allocation of allowable. Lessee shall file written unit designations in the county in which the leased premises are located unless the pooling or unitization results from governmental order or rule, in which case no such written designation shall be required. Operations upon and production from the unit shall be treated as if such operations were upon or such production were from the leased premises whether or not the well or wells are located thereon. The entire acreage within a unit shall be treated for all purposes as if it were covered by and included in this lease except that the royalty on production from the unit shall be as below provided, and except that in calculating the amount of any shut in gas royalties, only the part of the acreage originally leased and then actually embraced by this lease shall be counted. In respect to production from the unit, Lessee shall pay Lessor, in lieu of other royalties thereon, only such proportion of the royalties stipulated herein as the amount of his acreage placed in the unit, or his royalty interest therein on an acreage basis bears to the total acreage in the unit.

5. If said Lessor owns a less interest in the above described land than the entire and undivided fee simple estate therein, then the royalties herein provided shall be paid to the Lessor only in the proportion which his interest bears to the whole and undivided fee.
6. Lessee shall have the right to use; free of cost, gas, oil, and water produced on said land for its operations thereon, except water from wells of Lessor.
7. Lessee shall have the right at any time to remove all machinery and fixtures placed on said premises, including the right to draw and remove casing.
8. If the estate of either party hereto is assigned, and the privilege of assigning in whole or in part is expressly allowed, the covenants hereof shall extend to their heirs, executors, administrators, successors or assigns. However, no change or division in ownership of the land or royalties shall enlarge the obligations or diminish the rights of Lessee. No change in the ownership of the land or royalties shall be binding on the Lessee until after the Lessee has been furnished with a written transfer or assignment or a true copy thereof. In case Lessee assigns this lease, in whole or in part, lessee shall be relieved of all obligations with respect to the assigned portion or portions arising subsequent to the date of assignment.
9. All express or implied covenants of this lease shall be subject to all Federal and State Laws, Executive Orders, Rules and Regulations, and this lease shall not be terminated, in whole or in part, nor Lessee held liable in damages, for failure to comply therewith, if compliance is prevented by, or such failure is the result of any such Law, Order, Rule or Regulation, or operation of force majeure.
10. This lease shall be effective as to each Lessor on execution hereof as to his or her interest and shall be binding on those signing, notwithstanding some of the Lessors above named may not join in the execution hereof. The word "Lessor" as used in this lease means the party or parties who execute this lease as Lessor, although not named above.
11. Lessee may at any time and from time to time surrender this lease as to any part or parts of the leased premises by delivering or mailing a release thereof to lessor, or by placing a release of record in the proper County.
12. Lessor hereby warrants and agrees to defend the title to the lands herein described unto Lessee against any person claiming the same or any part thereof, by through or under Lessor, but not otherwise.

This Oil and Gas Lease is subject to the terms of the attached EXHIBIT "A" ADDENDUM which is made a part hereof.

IN TESTIMONY WHEREOF, we sign this the 18th day of November, 20 09.

CHESAPEAKE ROYALTY, L.L.C.,  
a limited liability company

By: \_\_\_\_\_

Henry J. Hood  
Senior Vice President - Land and Legal  
& General Counsel

STATE OF TEXAS ) (ACKNOWLEDGMENT FOR CORPORATION)  
) SS.  
COUNTY OF TARRANT)

The foregoing instrument was acknowledged before me this 18th day of November, 20 09,  
by Henry J. Hood, Senior Vice President - Land and Legal & General Counsel on behalf of said company.

Cheryl Decker  
Notary Public

My Commission Expires:

\_\_\_\_\_  
[SEAL]


\_\_\_\_\_  
[COMMISSION NUMBER]



**EXHIBIT "A"**  
**ADDENDUM**

Attached hereto and made a part hereof that certain Oil and Gas Lease dated this 30th day of September, 20 09, by and between Chesapeake Royalty, L.L.C., as Lessor, and Chesapeake Exploration, L.L.C., a limited liability company, as Lessee.

- 1) Notwithstanding anything to the contrary, it is specifically understood and agreed that upon the expiration of the primary term, if this lease should be continued by reason of production, then in that event, all rights, covenants and conditions of this lease shall terminate as to all strata and lands situated one hundred feet (100') below the deepest producing formation of a well situated on the lease premises or on acreage pooled or unitized therewith.
- 2) Nothing heretofore or hereinafter withstanding, it is agreed and understood by both parties that a well drilled or produced therefrom on any part of the land herein will extend this agreement beyond the primary term only insofar as to lands included in or pooled with a producing or proposed unit.
- 3) Notwithstanding anything to the contrary contained herein, in the event a gas well is completed capable of producing gas but which is not being produced, this lease may not be maintained in effect for a period exceeding two (2) years beyond the primary term hereof under the shut-in provisions included herein.
- 4) The covenants, conditions and agreements contained herein, shall extend to and be binding upon the heirs, executors, administrators, successors or assigns of the Lessee herein. Lessee shall not have the right to assign this Oil and Gas Lease in whole or in part, to any party other than a subsidiary of Lessee without the prior written consent of Lessor, which consent shall not be unreasonably withheld. Lessee shall furnish Lessor with a copy of all approved assignments, with recording information shown thereon, within sixty days after the recording date of the assignment.
- 5) Subject to paragraph 4 above, if, at any time this lease is divided among and owned by five or more co-owners, Lessor at its discretion, may require such co-owners to appoint a single trustee or agent to be responsible for any notices and releases and royalty payment obligations required in accordance with the provisions contained in this lease.
- 6) In connection with the drilling of any well drilled on the lands covered by this lease, or upon a unit including lands covered by this lease, (whether said unit is created by voluntary agreement or by governmental authority), Lessee, its heirs and assigns, agrees to timely furnish Lessor, copies of all surveys, logs and/or tests taken and any other information or data obtained from the drilling of such well. Lessee, its heirs and assigns, shall also furnish a daily drilling report showing the current progress and activities in connection with any such well drilled, which report shall include the status of the operation, depth, deviated hole surveys, character and names of the formations encountered, shows of oil, gas or water and detailed reports of all drillstem tests or other production tests.
- 7) Lessor hereby warrants and agrees to defend title to said lands by, through, and under itself only, but not otherwise, and agrees that Lessee, at its options, may discharge any tax, mortgage, or other lien upon said lands, and in the event Lessee does so, it will be subrogated to such lien with the right to enforce same and apply rentals and royalties accruing hereunder toward satisfying same.
- 8) It is understood and agreed by both parties hereto that these typewritten provisions therein supersede any provisions to the contrary in the printed lease hereof.

  
Henry J. Hood  
Senior Vice President - Land and Legal  
& General Counsel

